

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-13520 - APPLICANT: RED VISTA DEVELOPMENT -
OWNER: JONES ESTATES DEVELOPMENT, LLC**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-13524) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements, including appropriate transitional paving, on Rosada Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. Remove all substandard public street improvements and unused driveway cuts on Jones Boulevard adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Rezoning from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.56 acres at 5020 North Jones Boulevard.

EXECUTIVE SUMMARY

The applicant is seeking a rezoning to the R-PD2 (Residential Planned Development - 2 Units per Acre) zone, which is intended for development of detached single-family residences in a suburban setting. The proposed four-lot subdivision depicts an average lot size of 18,222 square feet with an overall density of 1.56 units per acre.

The proposed rezoning is recommended as the lots sizes and density allowed by the R-PD2 Residential Planned Development - 2 Units per Acre) zoning are similar to existing residential developments in the surrounding area.

BACKGROUND INFORMATION

A) *Related Actions*

- 06/22/06 The Planning Commission recommended approval of companion items WVR-13523, VAR-13521 and SDR-13524 concurrently with this application.
- 06/22/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #19/jm).

B) *Pre-Application Meeting*

- 04/19/06 Staff explained the requirements for a Rezoning for Title 19.

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.56
Net Acres: 1.98

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single Family Residential
South: Service Commercial
East: Single Family Residential
West: Single Family Residential

C) *Planned Land Use*

Subject Property: R (Rural Density Residential)
North: R (Rural Density Residential)
South: R (Rural Density Residential)
East: R (Rural Density Residential)
West: R (Rural Density Residential)

D) *Existing Zoning*

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates)
South: R-E (Residence Estates)
East: R-E (Residence Estates)
West: R-D (Single Family Residential – Restricted)

E) *General Plan Compliance*

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation, which allows for residential development of up to 3.59 units per acre. The proposed rezoning to the R-PD2 (Residential Planned Development - 2 Units Per Acre) zoning district is consistent with the General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is not within any Special Area Plan, Overlay District and is not affected by any other specific City land use policy.

F) Density

<i>EXISTING ZONING</i>	<i>PERMITTED DENSITY</i>	<i>PROPOSED ZONING</i>	<i>PERMITTED DENSITY</i>	<i>PROPOSED GENERAL PLAN</i>	<i>PERMITTED DENSITY</i>
R-E (Residence Estates)	2.18 du/ac	R-PD2	2.49 du/ac	R (Rural Density Residential)	3.49 du/ac

The R-E (Residence Estates) zoning district permits a maximum density of 2.18 units per acre. While the proposed R-PD2 zoning district allows up to 2.49 units per acre, the provided site plan depicts a proposed density of 1.56 units per acre.

The proposed R-PD2 zoning district complies with the R (Rural Density Residential) General Plan designation.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for an R-PD (Residential Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-13524), a related item.

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Provided
Min. Lot Size	21,603 SF
Min. Setbacks	
• Front	20 Feet
• Side	10 Feet
• Corner	15 Feet
• Rear	20 Feet
Max. Building Height	35 Feet

The R-PD2 zoning district allows the applicant to determine the development standards. As such, if approved, the above standards will comply with those proposed for the site.

B) General Analysis and Discussion

The site is located in a rural area of the northwest. The applicant is requesting for a Rezoning from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units Per Acre). The site is surrounded by the R-E (Residence Estates) zoning which is similar in density to R-PD2 district. The development proposed for the subject property is compatible with the density and product approved for that site.

A related Variance (VAR-13521) is required to allow an R-PD (Residential Planned Development) on less than five acres. The subject property is 2.56 acres. That request is supported.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed zoning district R-PD2 conforms to the R (Rural Density Residential) General Plan designation.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The R-E lots located immediately adjacent to the site contain homes on lots comparable in size to those proposed by the site plan for this rezoning application. As such, the single-family units proposed will be compatible with the surrounding area.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

As the site is surrounded by R (Rural Density Residential) land use designations, the growth and development factors in the area comply with the intended use for the site. The subject proposal will not cause the site to be over the density intended for the site.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

Jones Boulevard, a Primary (100-foot) Arterial, is fully constructed and will provide access to the proposed development. Improvement to West Rosada Way, a 60-foot public street, will be adequate to meet the requirements of the proposed subdivision.

PLANNING COMMISSION ACTION

There were two speakers in opposition.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 6

NOTICES MAILED 91 by Planning Department

APPROVALS 0

PROTESTS 0